II. GREENSPACE AND THE BLUEGRASS IDENTITY

This Plan is the first step towards meeting the charge given the Lexington-Fayette Greenspace Commission: to develop a greenspace system that preserves the identity of the Bluegrass. "Greenspace" and "Bluegrass identity" – these are terms that are becoming familiar to Lexington-Fayette County citizens. Yet what do these terms really mean? This introductory chapter to the Plan explains what a greenspace system is, what is meant by the "Bluegrass identity" that would be preserved through greenspace, what the greenspace system might look like, and the benefits it could bring to the Lexington-Fayette community.

A great majority of regional residents (85%) strongly identify with "the Bluegrass" as the place where they live. When asked what makes their community different or special, community and neighborhood values were most important, and open space and rural character were mentioned second.

— Bluegrass Tomorrow Survey, MC2, 1991

Three-fourths (76.1%) of the people who answered the Fayette County Rural Survey believe that **our county's rural character is unique,** compared to other areas around the U.S. - Fayette County Rural Survey, Roberts & Kay, Inc., 1993

GREENSPACE - OUR BLUEGRASS HERITAGE

"The Bluegrass" is a phrase that conjures up beautiful images in our minds of one special region, the place we feel proud and privileged to call "home." The Bluegrass identity is what makes Lexington-Fayette County unique, different from every other urban and rural community in the world. "Greenspace" is a word for the various features that make up our Bluegrass identity, that together evoke this special place. Here are a few of our Bluegrass greenspace features: (This portion of the text should be accompanied by photographs of specific places)

- Agricultural farms and horse farms; the patterns of fields and of rock and plank fences; horses running over a curve of emerald grass; cattle cooling themselves in a pond; the seasons marked by the labor and mellowing colors of tobacco;
- Abundant water flowing over and within limestone, seeping into sinkholes, gushing out of springs and fountains, filling streams that wind through backyards and farms, quickening over stone steps and waterfalls, and cutting gorges to the Kentucky River below its spectacular palisades;

- ◆ Trees arching over country roads and city roads; trees marking fence rows and the edges of subdivisions; open savannah woodlands and their stately trees preserved in parks and yards; tangles of trees following the sinuous courses of creeks and making wild places in the city; steep forests plunging towards the River;
- ♦ Walks in historic neighborhoods, where the close relationship between front door, porch, and sidewalk remind us of a time when cars were less important; a glimpse of a farmhouse, barns and outbuildings framed in the landscape; special visits to the stately landmarks of our shared culture, like Keeneland Race Course, Ashland, the Hunt Morgan House, the Red Mile Harness Track, and Waveland; familiar sights of the more humble historic fixtures of our community like churches, country stores, and tobacco warehouses;
- The grand old and new government buildings, libraries, and schools, the parks, cemeteries and gardens, the restaurant courtyards and Downtown plazas, all the places, the greenspaces that make daily life in the Bluegrass special.

WHAT IS GREENSPACE?

"Greenspace" refers to the essential physical characteristics of our community that give the Bluegrass its special identity and quality of life. These characteristics include open spaces and natural environments, valuable resources such as farmland, and development patterns and buildings that recall the community's founding and history. They also include parks and recreation opportunities, the experience of the city or countryside from an automobile, and the ability to get around by bicycle or on foot in a safe and pleasant atmosphere. These are the varied qualities that people treasure and do not wish to lose as their community grows; or they may be qualities people feel their community lacks that growth can bring if properly guided.

The term "greenspace" makes many of us think of wide open spaces with grass and trees. Indeed, it first was used to refer to places where nature reigns within the city, either as remnants from the predevelopment landscape, or re-creations of it through plantings. The initial idea of greenspace was to bring the benefits of the natural environment – moderation of heat and cold, influence on wind currents, the presence of wildlife, aesthetic enjoyment – to the "granite garden" that is a city.

Yet greenspace is not all green. It can be a street that is pleasant to drive, bicycle, and walk along. It can be a plaza in Downtown that is an enjoyable place to have lunch. These are "hardscape" greenspace elements – open spaces floored by concrete and asphalt that are attractive and valued because of good design, landscaping, and perhaps the presence of special features such as fountains or monuments.

Greenspace also is not only open space. Cultural resources – historic buildings and districts, farmsteads, and features such as rock fences – are among the greenspace elements that are important to this region's identity.

The "greenspace system" refers to the rich fabric of these qualities woven together throughout the community, giving it a coherent identity. One park isolated by buildings and paving, or a remnant of a stream running through a few backyards, or a lone remaining historic landmark surrounded by a modern suburb cannot satisfy the desire people feel for a community that is tied to the land and to its own past. A greenspace system brings together these separate elements so that each supports the other, creating a complete environment that has an impact on all aspects of our daily lives.

For example, if the park is linked to a wooded stream that meanders through the neighborhood, there can be nature trails so that children can walk or bike to the park from their homes without being on the street. There will be more birds and wildlife, because the stream extends the habitat qualities of the park throughout the neighborhood. Similarly if the historic building remains in the setting that reflects its origins, the traditional agricultural countryside, it has greater meaning. The completeness of the landscape reassures us that the basic underpinnings of rural life and traditions remain unchanged.

The historic development of city and countryside alike has been a marriage of nature and culture – the natural resources of the land and the physical and social structures that people built from these resources over the years. Yet many cities affected by growth have become divorced from their natural and cultural heritage. These placeless, faceless communities could be Anywhere, U.S.A. A greenspace system reunites a community with nature, culture, and the identity its people created from them.

What Does Greenspace Mean to Lexington-Fayette County Citizens? For many years the people of this community have expressed concern over the slow erosion of the Bluegrass identity and the loss of greenspace. These worries have been discussed endlessly in public meetings, development hearings, and the media. Surveys of county and city residents have demonstrated that this is a priority issue.

Save greenspace was one of the ten most frequently repeated suggestions for improving the Lexington-Fayette County quality of life.

- Speak Out Lexington, Roberts & Kay, Inc., 1992

The Lexington-Fayette Greenspace Commission was created to define what "Bluegrass identity" and "greenspace" mean to this community and to develop a plan for protecting them. The diversity of interests represented on the Greenspace Commission has led to a broad understanding of what "greenspace" includes. The Greenspace Plan is not only concerned with horse farms, parks, and rock fences, although certainly these are valued features of Lexington-Fayette County. The scope of the Greenspace Plan encompasses all types of landscapes and resources, within both the urban and rural area, that are a part of the Bluegrass identity. The Plan is as concerned with environmental quality, transportation, tourism, the economy, and education as it is with recreation.

Figure 2, "Greenspace System Elements and Functions," summarizes the topics mentioned in the Goals and Objectives (given in full in Chapter III) and provides, at a glance, a clear view of what the greenspace system and this Plan will include.

Greenspace System Elements and Functions from Greenspace Goals and Objectives

Preserve Bluegrass Identity
 Provide Regional Planning Framework

Planning and Growth Management

- Urban Development Patterns
- Ecologically Sustainable Development
- · Infrastructure Planning
- Scenic Corridor Planning

Bluegrass Identity & Greenspace Elements

- Natural Resources
- Historic/Cultural Resources
- Water Resources
- Open Space

- Scenic Resources
- Geologic Hazard Areas
- Environmentally Sensitive Areas
- Native Vegetation

Agricultural Preservation

- Prime Land and Soils
- Economic Viability

Rural Land Uses

Recreational Opportunities

- Pedestrian & Bicycling Corridors
 Streams Roadways Railroads
- Parks where People Live & Work
- Functional Classification and Management Plans
- System Linking Parks, Schools, Neighborhoods

Educational Value

- Environmental Education Sites
- Cultural Heritage Education
- Economic Value of Bluegrass Identity

Regional Coordination & Promotion

- Regional Committee, Inventory,
 & Greenspace Plan
- Corridors beyond Fayette -Maintain Bluegrass Identity

DEFINING BLUEGRASS IDENTITY WITH RURAL AND URBAN LANDSCAPE TYPES

To make a plan for preserving the Bluegrass identity, the Greenspace Commission first needed to define what creates it. What combination of qualities of the environment and cultural development do people recognize and value as "the Bluegrass?" This was a very important step towards evaluating individual resources for protection on the basis of their contribution to the Bluegrass identity.

The Commission realized that it was especially important to avoid personal preferences and recognize the full diversity of landscapes and resources valued by Bluegrass residents. One way this was done was by evaluating greenspace resources according to the characteristic types of rural and urban landscapes that the resources help to define.

The interaction of natural resources and cultural activities in Fayette County over the last two hundred years has created many distinct and characteristic types of landscapes. For the Greenspace Plan, each landscape type is significant and contributes to the Bluegrass identity. Through a process that involved much discussion at several different meetings, the Plan Subcommittee and the Greenspace Commission identified four different rural landscape types and three urban landscape types in Fayette County:

- ► Rural Landscape Types The Kentucky River and Tributary Creek Valleys, General Agricultural, Horse Farm, and Rural Settlements.
- ► Urban Landscape Types Pre-World War II Neighborhoods, Post-World War II Neighborhoods, and Central Business District / Other Commercial Areas.

The Plan Subcommittee and the Commission used questionnaires as an aid in reaching a consensus among the members on the extent to which natural and cultural features such as palisades, springs, historic buildings, rock fences, and tree-lined roads, for example, are characteristic of each landscape type. The generalized locations of the landscape types is shown in Figure 3.

The concept of the landscape types has been applied throughout the Greenspace planning process as a way to describe and incorporate specific elements of the Bluegrass identity in the Plan recommendations. For instance, landscape types were used to identify locations of significant rural resources and the areas that are the "best" representations of the rural Bluegrass identity (Section 1, Chapter IV). The cultural and natural features that are characteristic to each landscape type can also be used in design guidelines for future development and redevelopment, such as within Rural Settlements, to preserve and enhance Bluegrass identity. The landscape types also provided the basis for checklists that can be used to determine priorities among properties for inclusion in the Greenspace system, as described in Section 1, Chapter V.

RURAL LANDSCAPE TYPES

Steep slopes, palisades, native tree stands, springs, water falls, floodplains, rock fences, rapids, and mills characterize the landscape of the southeastern part of Fayette County that borders Clark and Madison Counties. This landscape type was identified as the *Kentucky River and Tributary Creek Valleys* and includes the Kentucky River palisades and watersheds of Boone Creek, Elk Lick Creek, and Ravens Run.

Gently rolling terrain, fence rows, prime soils, ponds, springs, tree-lined roads, creeks, scattered single mature trees, barns / agricultural complexes, and rock fences are elements important to the *General Agricultural Landscape*. General Agricultural Landscapes are not limited to one specific geographical area of the county, but are found throughout the Rural Service Area and in undeveloped sections of the Urban Service Area. The largest block of General Agricultural Landscape is found on the east side of the county west of Interstate 75 and east of the Urban Service Area Boundary.

Ninety five percent of Bluegrass residents believe **general** agriculture is important to the regional economy. Sixty nine percent of Fayette Countians believe horse farms are crucial to preserving open space.

- Bluegrass Tomorrow Survey, MC2, 1991

For the *Horse Farm Landscape*, the following elements are significant: prime soils, gently rolling terrain, tree-lined roads, fence rows, agricultural complexes, horse cemeteries, rock fences, and entrances / gate houses. As is the case with the General Agricultural Landscape, sections of Horse Farm Landscape are found throughout the Rural Service Area and in undeveloped sections of the Urban Service Area. A significant block of this landscape type is found along North Elkhorn Creek in an arc from the northwest side of the county to the northeast side.

A regional survey using photographs identified the agricultural landscape features that Bluegrass residents value the most and dislike the most. The most valued rural features were narrow, tree-lined roads (first), rock and plank fences, horse farms, fields and fence rows, woodland savannah, and historic buildings. The features disliked the most were piano-key residential development, deteriorated spot commercial uses, and roads with no trees or fencing.

- Views from the Road, Trust for Public Land / Kentucky Heritage Council, 1993

The *Rural Settlements Landscape* includes all late eighteenth and nineteenth century settlements, typically related either to crossroads or streams, in both the Rural and Urban Service areas. Communities such as Athens, South Elkhorn, and Fort Spring are characterized by historic commercial buildings, tree-lined roads, stands of native trees, public open space associated with church and school yards, historic residential neighborhoods, and cemeteries.

URBAN LANDSCAPE TYPES

Landscape types were easier to identify in the Rural Service Area than within developed sections of the Urban Service Area. Elements contributing to the Bluegrass identity do exist in the urban area, but their visibility and access have not always been enhanced by recent development patterns and practices.

Urban neighborhoods in Lexington have distinctive characteristics relative to their construction pre- or post-World War II. *Pre-World War II Neighborhoods* are typically within a two-mile radius of the Fayette County Courthouse and are characterized by dense development, narrow street frontages, mature trees, and pedestrian scale. Native limestone is often used in foundations and entry pillars in these neighborhoods, which feature a variety of historical architectural styles ranging from Federal townhouses to bungalows. The late 18th century and 19th century neighborhoods display the grid street pattern of Downtown, while 20th century neighborhoods have a more curvilinear, naturalistic layout. Examples of Pre-World War II Neighborhoods include Ashland Park, Woodward Heights, Northside, and Cherokee Park.

Post World War II Neighborhoods are typically more than two miles from the Courthouse and reflect the influence of the automobile. These neighborhoods are less densely developed due to the wider frontages needed to accommodate driveways and the ranch style houses typical of the era. Examples of Post-World War II Neighborhoods include Lansdowne and Gardenside.

Natural elements of the Bluegrass identity found in both Pre- and Post-World War II Neighborhoods include gently rolling terrain, streams, floodplains, sinkholes, and woodlands. Street tree plantings are reminiscent of the tree-lined roads significant to all of the landscape types. Areas with native tree stands have been preserved in places such as Johnson's Woods at the U.K. Arboretum, the entry to Hartland Subdivision on Armstrong Mill, and the Ashland Park neighborhood. These neighborhoods also contain sinkholes and remnants of natural streams and their floodplains, although most drainages in the Pre-World War II Neighborhoods have been channelized or piped underground. Within the open grassy areas associated with churches, schools, parks, country clubs, golf courses, and college campuses are tributaries of Cane Run, Town Branch, Wolf Run, South Elkhorn Creek, North Elkhorn Creek and West Hickman Creek.

Cultural elements also remain in these neighborhoods. Remnants of rock fences are found at entrances to Meadowthorpe, along Old Frankfort Pike and Newtown Pike, and along West Hickman Creek in Veterans Park. Some historic residential neighborhoods

reflect the scale and character of the rural settlements in the patterns and density of their development and their relationship to public open space. Examples include the neighborhoods near Gratz Park, Henry Clay Estate, Bell Court, and Woodland Park.

Within the Central Business District and Other Commercial Areas scattered throughout the urban area are plantings of street trees that recall the rural tree-lined roads that existed before urban development occurred. Within Thoroughbred, Triangle, and Phoenix parks are water, trees, and open areas both paved and vegetated, with large-scale dramatic sculptural elements (limestone boulders, a waterfall, a horse race in bronze) that recall the Bluegrass landscape and way of life. These urban parks, which have been constructed relatively recently, are beginning to define a more modern image and identity for Downtown Lexington. Town Branch, a stream significant in the history of the city, is piped underground from its headwaters in the original commons area of Lexington, now Vine Street, to the parking areas west of the Civic Center. Westward from the parking areas it flows aboveground, often within concrete and stone-lined channels, through an industrial area to its confluence with the South Elkhorn. Town Branch, an important natural and cultural element, is virtually invisible due to channelization, overgrown vegetation, and surrounding land uses.

A PREVIEW OF THE GREENSPACE SYSTEM

It is not difficult to imagine how the rural area will look in the future if the Greenspace Plan is successful – it will look much as it does today even if some uses and activities have changed, such as a few more parks, new plaques and pull-offs for driving tours, or revitalized general stores. It may be harder to imagine how the Greenspace Plan will transform the urban area.

Lexington-Fayette County citizens can visualize what a completed urban greenspace system would be like by visiting existing places in their community that have greenspace qualities. Lexington already has many greenspace successes. A few examples are listed in Figure 4. For a preview of the greenspace system, examine and enjoy these places with a new attitude, imagining what the surrounding neighborhood and entire community would lose if these places were not preserved, or if they had not been developed with a design that was sensitive to the Bluegrass identity and quality of life.

Imagine the Lexington-Fayette County of the future, where these types of open spaces, natural places, and historic buildings are protected throughout the community in an interconnected system. Imagine what new neighborhoods would be like if we have done a better job of saving what is left of the Bluegrass and building around it. Such a community would be a very pleasant place to live. Yet the benefits of creating a comprehensive greenspace system go far beyond leisure and aesthetics, and are fundamental to the future economy, quality of life, and quality of the environment of this community and the Bluegrass region as a whole.

FIGURE 4 EXAMPLES OF PRESERVED / CREATED URBAN GREENSPACES

East Main / Richmond Road — Residential boulevard with median, mature tree canopy, cohesiveness of setbacks, land use, and design through the residential sector, with gradual transition to Downtown uses.

Ashland Park, Meadowthorpe, and Bell Court Neighborhoods — More intimate street settings, spaces and shade created by the lofty canopy of mature street trees, ample and interconnected sidewalks, historic estates and gardens preserved within the subdivisions.

Griffin Gate neighborhood, golf course, and Marriot Hotel – Intensive development around open space / recreation feature. Preserves original estate house, rolling landform, pond, stream, and mature trees in woodland savannah setting. Building setback from road complements open space of Coldstream Farm on opposite side. This symmetry of open space on both sides of the road is a significant resource.

Tates Creek inside New Circle Road – Grand boulevard landscape with wide setbacks, ample street trees, and buffer tree stands separating residential neighborhoods from heavy traffic.

Ashland Oil / Long John Silvers / Humana office complex – Open space used by neighborhood residents as passive park, also a transition helping office buildings fit in with residential area; preservation of wooded areas and enhancement of stream with pond, fountain, landscaping, and a wetland.

Gardens, arboretums, and woodlands – Lexington Cemetery's lush, storybook setting; the grandeur of Ashland; Johnson Woods at U.K.; the Mansfield estate on Richmond Road and Alexander estate on Mason-Headley – remnant areas of naturalized, diverse woodland habitat within a suburban landscape.

Bikeways and walkways – Section of old Squires Road closed and used as a bike path; the Bellefonte - Belleau Woods bikeway corridor from U.K. to Veterans Park via the ribbon park behind Tates Creek Centre; bikeways winding through Bluegrass-Aspendale; pedestrian bridge at the old Mt. Tabor Road crossing the reservoir outfall and connecting residential neighborhoods; connections from the urban area to the popular Delong bicycle route in the rural area.

Creeks in parks — Valley Park, a tended landscape with stream as centerpiece, pedestrian bridge that links two neighborhoods through the park. Upstream the creek and Prestons Springs are preserved in greenway behind houses, more wild, more private, used by local residents informally. West Hickman Creek through Veterans Park, wide with cut banks, historic features, and pedestrian bridge.

Water and woodland in subdivision design – Large trees preserved throughout Hartland subdivision and along Armstrong Mill; pond and wooded area in Willow Oak; stream and wooded area in Squire Oaks; pond and sinkholes in Gardenside; large trees throughout Deepwood; walking trails to parks and schools in the Dixie neighborhood, from cul-de-sacs that dead-end at preserved streams and parks.

McConnell Spring – Water feature indicative of karst topography, with associated woodland, special botanical areas, and wildlife habitats.

Libraries and parks – The ornate beauty in historic style of the old Carnegie Public Library and in modern style of the new Lexington Public Library; historic parks that are the heart of residential areas, like Gratz Park, Douglas Park, and Woodland Park; modern parks that are revitalizing the image and activities of Downtown, like Phoenix Park, Triangle Park, and Thoroughbred Park.

Limestone building materials – In building facades and foundations, rock fences, bridge abutments, retaining walls, channelized streams, giving a distinctive Bluegrass character to public improvements; the entrance to Keeneland and to the University of Kentucky; U.K's stone wall at Limestone and Cooper; stone arch at entrance to Hampton Court; the fire station on Man O'War Boulevard.

GREENSPACE BENEFITS

Economic Benefits: Many studies and the experience of communities with successful greenspace programs have shown that greenspace has a positive impact on economic growth. Lexington-Fayette County does not face a choice between greenspace and growth. Instead, if greenspace is sacrificed in order to grow, we will waste a precious opportunity to build an economy that is part of a healthy community overall. The Greenspace Plan and Economic Development sections of the Comprehensive Plan, taken together, form the basis for a balanced, sustainable economy and community. The Greenspace Plan recommendations will strengthen the economy in many ways:

- Encouraging tourism: The Bluegrass has a growing national and worldwide reputation as an area filled with unique natural and cultural attractions. Tourism, one of the fastest growing industries in Kentucky and the U.S., holds considerable promise for economic diversification, and greenspace is the veritable goose that can lay these golden eggs. If the qualities that the Bluegrass is known for are lost, this key economic opportunity will be lost forever as well. The Greenspace Plan will not only protect the Bluegrass identity, it will also encourage appropriate development of heritage tourism attractions and businesses.
- Supporting business attraction and retention: A community's quality of life is an increasingly important factor in attracting and retaining business. Greenspace is an essential contributor to the quality of life and prestigious Bluegrass image that have already attracted many industries to our region. The creation of a greenspace trails system will also promote employee fitness.
- Phoenix, Thoroughbred and Triangle Parks, have already played a positive role in Downtown revitalization. The proposals of this Plan will contribute to a Downtown that is a more attractive place to live in, work in, and visit for shopping and entertainment.
- Making development more cost-efficient: The high public and private costs of installing roads, sewers, and storm drainage can be an impediment to new growth. The Greenspace Plan recommendations will lead to greater cost-efficiency of flood control improvements and, through support of Urban Service Area policies, of infrastructure extension to new development.

Benefits to the Agricultural / Rural Economy: Agriculture is not only worth protecting because it is a Bluegrass tradition. Maintaining a healthy agricultural base is also important to the diversity and stability of the overall county economy. The Greenspace Plan recommendations will help strengthen agriculture in many ways:

Maintaining the resource base: Good land and good water are basic to successful agricultural operations. Greenspace programs will protect these crucial resources for present and future generations. Encouraging the next generation of farmers: High inheritance taxes and farmland prices are making it very difficult for older farmers to pass on their way of life to the next generation. The tax benefits of conservation easements and purchase of development rights, coupled with inheritance tax reform, can help farmland stay within the family. These tools also have the effect of removing the speculative development value from land while compensating the current property owner. Use of these techniques over a wide area can create a supply of farmland that is more affordable to new, especially young, farmers.

Only half (48.5%) of the property owners who responded to the Rural Survey expect their property to be farmed in the future. One-fifth of them (19.7%) said that **development** would bring higher land prices.

- Fayette County Rural Survey, Roberts & Kay, Inc., 1993

- Reducing land use conflicts: Farmers are well aware of the negative impacts that nearby non-rural uses can have on the ability of farms to use necessary management practices, operate efficiently, and ensure the security of property and livestock. Greenspace protections will reduce urban incursions and conflicts in farming areas.
- Diversifying the rural economy: Few farm families rely on agriculture alone for their income. The Greenspace Plan recommendations concerning tourism and recreation can encourage small businesses that are compatible with agricultural operations and the character of the rural area.

Benefits to Environmental Quality: Ecosystems consist of interconnected elements. The greenspace system, by creating an interconnected system of open space and water resources, will help repair and sustain a healthy environment in several ways:

- Safeguarding water quality: The greenspace system will protect and establish buffer strips along streams, which will perform critical functions in purifying stormwater runoff: trapping sediment, filtering toxins and excess nutrients, and stabilizing banks to reduce erosion. The Plan also recommends a program to eliminate direct discharges of pollutants.
- Supporting biodiversity: Biodiversity, the hallmark of an ecosystem with long-term stability, helps nature respond to change through genetic diversity and wildlife movement. The Greenspace Plan recommendations will protect threatened species and their habitats and will provide a variety of habitats for species diversity. The greenspace system will interconnect many different types of habitat field, forest, woodland edge, cave, spring, pond, stream and river, both in the city and country to meet the complete needs of wildlife.

Educating present and future stewards of the environment: Greater access to and understanding of nature, especially through the schools as recommended by the Kentucky Educational Reform Act (KERA), will foster a greater sense of personal responsibility for the environment.

Benefits to Community Planning and Quality of Life: Accomplishing the recommendations of this Plan will also have a positive impact on other areas of community planning: transportation, by making the experience of traveling by auto more pleasant, and by creating a safe and enjoyable system for bicycle and pedestrian travel; recreation, by increasing the opportunities for passive recreation and access to nature and water resources in the urban and rural area; land use, by providing an effective buffer to reduce conflicts between incompatible uses; and education, by transforming greenspace natural and cultural sites into classrooms, as required by KERA.

Protecting our remaining greenspaces and creating the greenspace system is not a luxury. It is a necessity for maintaining the quality of life that Bluegrass residents have always enjoyed and will continue to desire for the future.